

Document #4884

4/9/87

Doc # 4884

MEMORANDUM

APRIL 9, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	1		1	1
Back Bay	1			
Beacon Hill	1	1		1
Charlestown	3			
Chinatown				
City Proper				
Dorchester	3	1	1	
East Boston	1	1		
Fenway				
Government Center			1	
Hyde Park	1			
Jamaica Plain	3			
Kenmore				
Mattapan				
North End				
Roslindale	4	1	1	
Roxbury	1		2	1
South Boston	2		1	1
South Cove				
South End	1			1
West Roxbury		1		1

Allston-Brighton

Approval

Z-9744. 712 Commonwealth Ave. Existing restaurant

ZONM/DD/040787/1

Denial w/o
Prejudice

Z-9587- 276-276R Chestnut Hill Avenue. Meet with community.
9588.

Deferral

Z-9716. 10 Redford Street. Addition to auto body repair structure.

Back Bay

Approval

Z-9739. 324-330 Stuart Street. Subdivision

Beacon Hill

Approval

Z-9723. 49 Brimmer Street. Ten to eleven apartments.

Denial

Z-9736. 130-140 Charles Street. Two to three apartments; raise dormer.

Deferral

Z-9741. 73 Pinckney Street. Meet with neighbors.

Charlestown

Approval

Z-9712. 14 Soley Street. One to two family dwelling.

Approval

Z-9721. 22 Monument Avenue. Four apartments

Approval

Z-9839. 300 Chelsea Street. Keeping of laboratory animals.

Dorchester

Denial

Z-9704. 13-21 Everett Street. Two to five apartments.

Approval

Z-9703. 320 Adams Street. Warehouse addition.

Denial w/o
Prejudice

Z-9719. 45 Greenwich Street. Ten apartments.

Approval

Z-9727. 259 Quincy Street. Addition to business garage

Approval

Z-9735. 25 Algonquin Street. Two-family dwelling.

East Boston

Denial

Z-9745. 101 Princeton Street. Two to three family dwelling.

Approval

Z-9742. 52-80 Meridian Street. Underground storage tanks.

Hyde Park

Approval

Z-9644. 1280-1284 Hyde Park Avenue. Legalize commercial uses.

Jamaica Plain

Approval

Z-9706. 57-61 Rockview Street. Three to four apartments; addition.

Approval

Z-9740. 42 Peter Parley Road. Two family dwelling.

Approval

Z-9718. 420 Pond Street. Convert childrens complex to school for Japanese undergraduates.

Roslindale

Approval

Z-9711. 19-21 Murray Hill Road. Porch extension.

Approval

Z-9713. Montclair Avenue. Front porch addition.

Approval

Z-9726. 29 Manning Street. Two family dwelling

Denial w/o
Prejudice

Z-9729. 31 Grandview Street. Two family dwelling

Denial

Z-9737. 11R South Fairview Street. One story addition.

Approval

Z-9734. 16 Stella Road. Sundeck addition.

Roxbury

Denial w/o
Prejudice

Z-9717. 100 Calumet Street. Three to four apartments; dormer additions.

Denial w/o
Prejudice

Z-9707. 121 Centre Street. Three to six apartments.

Approval

Z-9714- 686-688 Parker Street. Two family dwellings.
9715.

Deferral

Z-9738. 15-17 Centre Street. Eight apartment structure.

South Boston

Approval

Z-9709. 69 Marine Road. First floor apartment expansion to basement.

Approval

Z-9724- 58-60 I Street. Two family dwellings.
9725.

Deferral

Z-9732. 449A-449 West Broadway. Five story addition.

Denial w/o
Prejudice

Z-9722. 183 N. Street. Basement apartment

South End

Approval

Z-9759. 543 Massachusetts Avenue. Private club.

Deferral

Z-9705. 851-853 Harrison Avenue. Review with community.

West Roxbury

Deferral

Z-9728. 49 Charles Park Road. Addition to office-warehouse.

Denial

Z-9698- 23-27 Westmount Avenue. Three one family dwellings.
9700.

Government Center

Denial without Prejudice

Z-9840. 148 State Street. Two flagpoles and banners.

BOARD OF APPEAL REFERRALS

APRIL 9, 1987

Hearing

- | | | | |
|-----|-------------|---------|--|
| 1. | Z-9587-9588 | 4/14/87 | John F. Rowley
276-276R Chestnut Hill Avenue, Brighton |
| 2. | Z-9694 | 4/14/87 | Thomas M. Gerome
1280-1284 Hyde Park Avenue, Hyde Park |
| 3. | Z-9698-9700 | 4/21/87 | Seamont Realty Trust
23-25-27 Westmount Avenue, West Roxbury |
| 4. | Z-9703 | 4/14/87 | 320 Adams Street Realty Trust
320 Adams Streeet, Dorchester |
| 5. | Z-9704 | 4/14/87 | David Wharton
13-21 Everett Street, Dorchester |
| 6. | Z-9705 | 4/14/87 | Efthemios Georgakakis
851-853 Harrison Avenue, Boston |
| 7. | Z-9706 | 4/14/87 | John & Susan E. Clippenger
57-61 Rockview Street, Jamaica Plain |
| 8. | Z-9707 | 4/14/87 | Antehen Tumiru
121 Centre Street, Roxbury |
| 9. | Z-9709 | 4/14/87 | Philip Mirisola
69 Marine Road, South Boston |
| 10. | Z-9711 | 4/21/87 | Ruben LaRosa
19-21 Murray Hill Road, Roslindale |
| 11. | Z-9712 | 4/14/87 | Susan M. Trefethan
14 Soley Street, Charlestown |
| 12. | Z-9713 | 4/14/87 | George L. Needham
33 Montclair Avenue, Roslindale |
| 13. | Z-9714-9715 | 4/14/87 | Helen Hudson Frank
686-688 Parker Street, Roxbury |
| 14. | Z-9716 | 4/14/87 | Michael Hynes
10 Redford Street, Allston |
| 15. | Z-9717 | 4/14/87 | David S. Dodge
100 Calumet Street, Roxbury |
| 16. | Z-9718 | 4/14/87 | Nazareth
420 Pond Street, Jamaica Plain |
| 17. | Z-9719 | 4/14/87 | Robert Raimondi
45 Greenwich Street, Dorchester |

*not included in original submission

BOARD OF APPEAL REFERRALS

APRIL 9, 1987

Hearing

18.	Z-9721	4/14/87	Ronald & Brian Holmes 22 Monument Avenue, Charlestown
19.	Z-9722	4/21/87	David J. Sullivan 183 N Street, South Boston
20.	Z-9723	4/21/87	Charles C. Dumbaugh 49 Brimmer Street, Boston
21.	Z-9724-9725	4/21/87	Lenord G. Cubellis 58-60 I Street, South Boston
22.	Z-9726	4/21/87	William Chinetti 29 Manning Street, Roslindale
23.	Z-9727	4/21/87	Ernest J. Smith 259 Quincy Street, Dorchester
24.	Z-9728	4/21/87	Uno Restaurants, Inc. 49 Charles Park Road, West Roxbury
25.	Z-9729	4/21/87	Mark Feldman 31 Grandview Street, Roslindale
26.	Z-9732	4/21/87	R.L. Inc. 449A-449 West Broadway, South Boston
27.	Z-9734	4/14/87	Kevin P. & Pamela A. Dougherty 16 Stella Road, Roslindale
28.	Z-9735	4/21/87	Sefer Ozdemir 25 Algonquin Street, Dorchester
29.	Z-9736	4/21/87	Claude Lee 130-140 Charles Street, Boston
30.	Z-9737	4/21/87	Kostantinos Frantzis 11R South Fairview Street, Roslindale
31.	Z-9738	4/21/87	Jack N. Porter 15-17 Centre Street, Roxbury
32.	Z-9739	4/21/87	Salada Associates 324-330 Stuart Street, Boston
33.	Z-9740	4/21/87	Joanne R. Potter 42 Peter Parley Road, Jamaica Plain
34.	Z-9741	4/21/87	Carole B. Hoag & William G. Bazley 73 Pinckney Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

APRIL 9, 1987

Hearing

*35.	Z-9742	4/21/87	Shell Oil Company 52-80 Meridian Street, East Boston
36.	Z-9744	4/21/87	Constantine Georgopoulos 712 Commonwealth Avenue, Boston
37.	Z-9745	4/21/87	101 Princeton Street Realty Trust 101 Princeton Street, East Boston
38.	Z-9759	4/14/87	The PBC Corporation 543 Massachusetts Avenue, Boston
39.	Z-9839	4/30/87	Navy Yard Biotechnical Research Associates Limited Partnership 200 Chelsea Street, Building 149, Charlestown
*40.	Z-9840	4/21/87	Nathan Miller Properties 148 State Street, Boston

*not included in original submission

Hearing: 4/14/87 Z-9587-9588
John F. Rowley
276-276R Chestnut Hill Avenue
Brighton

Site: Three- and two-story structures

District(s): Apartment (H-2)

Purpose: Change occupancy from one-family dwelling and lodging to seven apartments; legalize occupancy as two-family dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient side, rear yards, and setback of parapet.

VOTED: In reference to petitions Z-9587-9588, John F. Rowley, 276-276R Chestnut Hill Avenue, Brighton, for four variances for change of occupancy from one-family dwelling and lodging to seven apartments and legalize occupancy as two-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant must review plans and address issues with abutters, community residents and Authority. To date meetings have not been held with community.



Z-9587-9588

276-276R CHESTNUT HILL AVE. BRIGHTON

Hearing: 4/14/87 Z-9694
Thomas M. Gerome
1280-1284 Hyde Park Avenue
Hyde Park

Site: Three-story structure

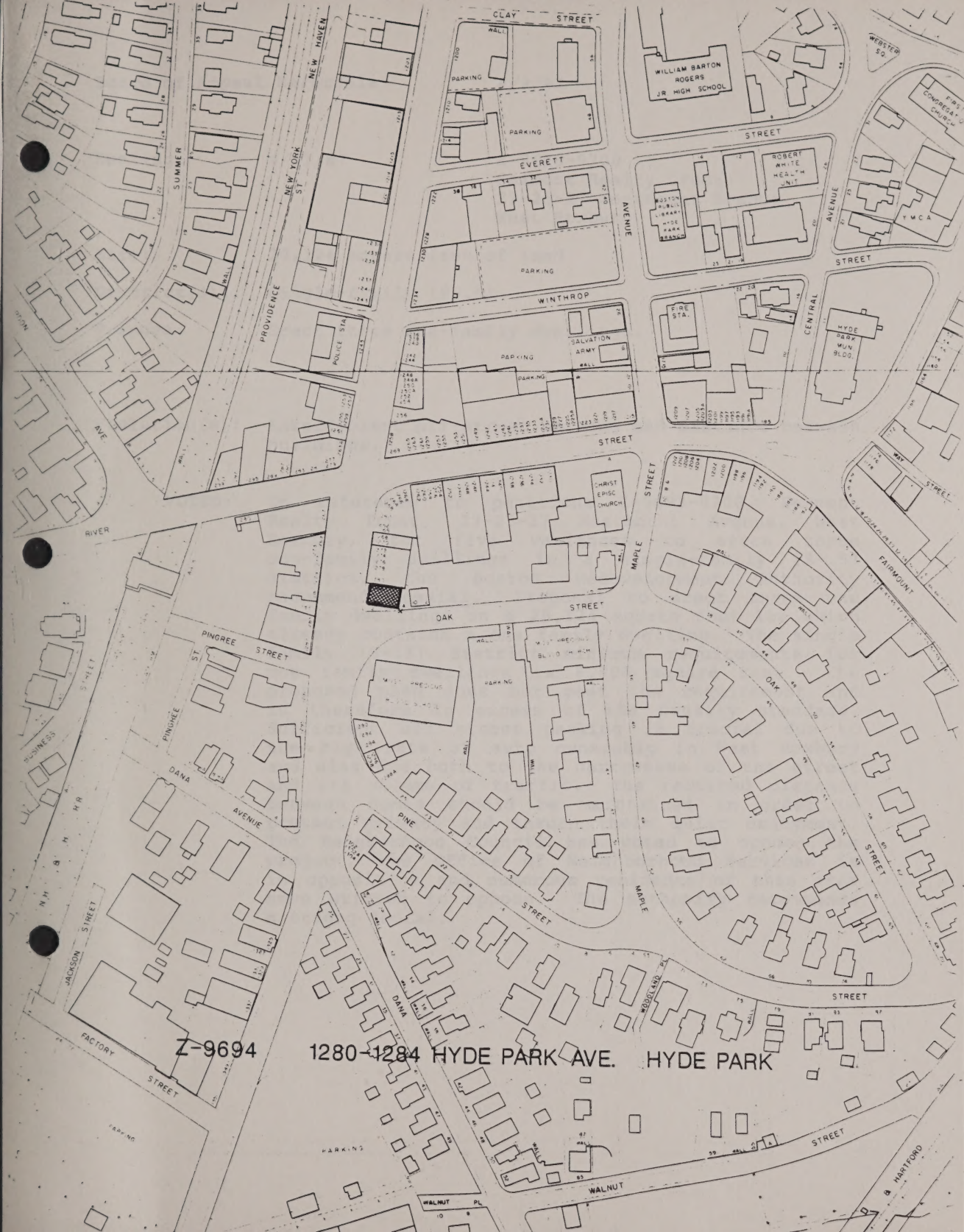
District(s): General business

Purpose: Change occupancy from three apartments, doctor's office, and two stores to three apartments, doctor's office, barber shop, sandwich shop, and variety store.

Violation(s): Take-out restaurant is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-9694, Thomas M. Gerome, 1280-1264 Hyde Park Avenue, Hyde Park, for conditional use and variance for change of occupancy from three apartments, doctor's office, and two stores to three apartments, doctor's office, barber shop, sandwich shop, and variety store in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. This petition to legalize existing uses of many years standing has the support of neighbors and community.



Z-9694

1280-1284 HYDE PARK AVE. HYDE PARK

Hearing: 4/21/87 Z-9698-9700
Seamont Realty Trust
23-25-27 Westmount Avenue
West Roxbury

Site: 20,124 square feet of land

District(s): Single-family (S-.5)

Purpose: Erect three one-family dwellings.

Violation(s): Insufficient off-street parking and distance between buildings.

VOTED: In reference to petitions Z-9698-9700, Seamont Realty Trust, 23-25-27 Westmount Avenue, West Roxbury, for five variances to erect three one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal to erect three one family dwellings on a 20,124 square foot lot which already contains a one family dwelling. The single family (S-.5) district minimum requirements for one family dwellings is 6,000 square feet. The proposed plan does not meet the requirement and is therefore in excess of the density standard. Sufficient off street parking is crucial due to the high rate of auto ownership in West Roxbury and also due both to the narrowness of the street and its volume of traffic. The required distance between homes should be maintained in order to protect privacy and insure their quiet enjoyment. The Neighborhood Council has voted to oppose the project, the Office of Neighborhood Services is in opposition and numerous residents of this area have written to oppose. The Authority recommends a strong denial.

Hearing: 4/14/87 Z-9703
320 Adams Street Realty Trust
320 Adams Street
Dorchester

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story rear addition to warehouse.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9703, 320 Adams Street Realty Trust, 320 Adams Street, Dorchester, for variance to erect one-story rear addition to warehouse in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. The addition to be constructed to the rear of the existing structure for the storage of construction equipment. The building and surrounding site are presently used for storage and parking of vehicles. Expansion will allow appellant to safely contain equipment.



Z-9703

320 ADAMS ST. DORCHESTER

Board of Appeal Referrals

4/9/87

Hearing: 4/14/87

Z-9704
David Wharton
13-21 Everett Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two to five apartments;
erect two-story rear addition.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area, width, and rear yard.

Excessive building height.

VOTED: In reference to petition Z-9704, David Wharton, 13-21 Everett Street, Dorchester, for forbidden use and four variances for change of occupancy from two to five apartments and erect two-story rear addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would severely impact the surrounding properties. Neighbors are opposed. Size of addition and number of units are major concerns.



Z-9704

13-21 EVERETT ST. DORCHESTER

Board of Appeal Referrals

4/9/87

Hearing: 4/14/87

Z-9705
Efthemios Georgakakis
851-853 Harrison Avenue
Boston

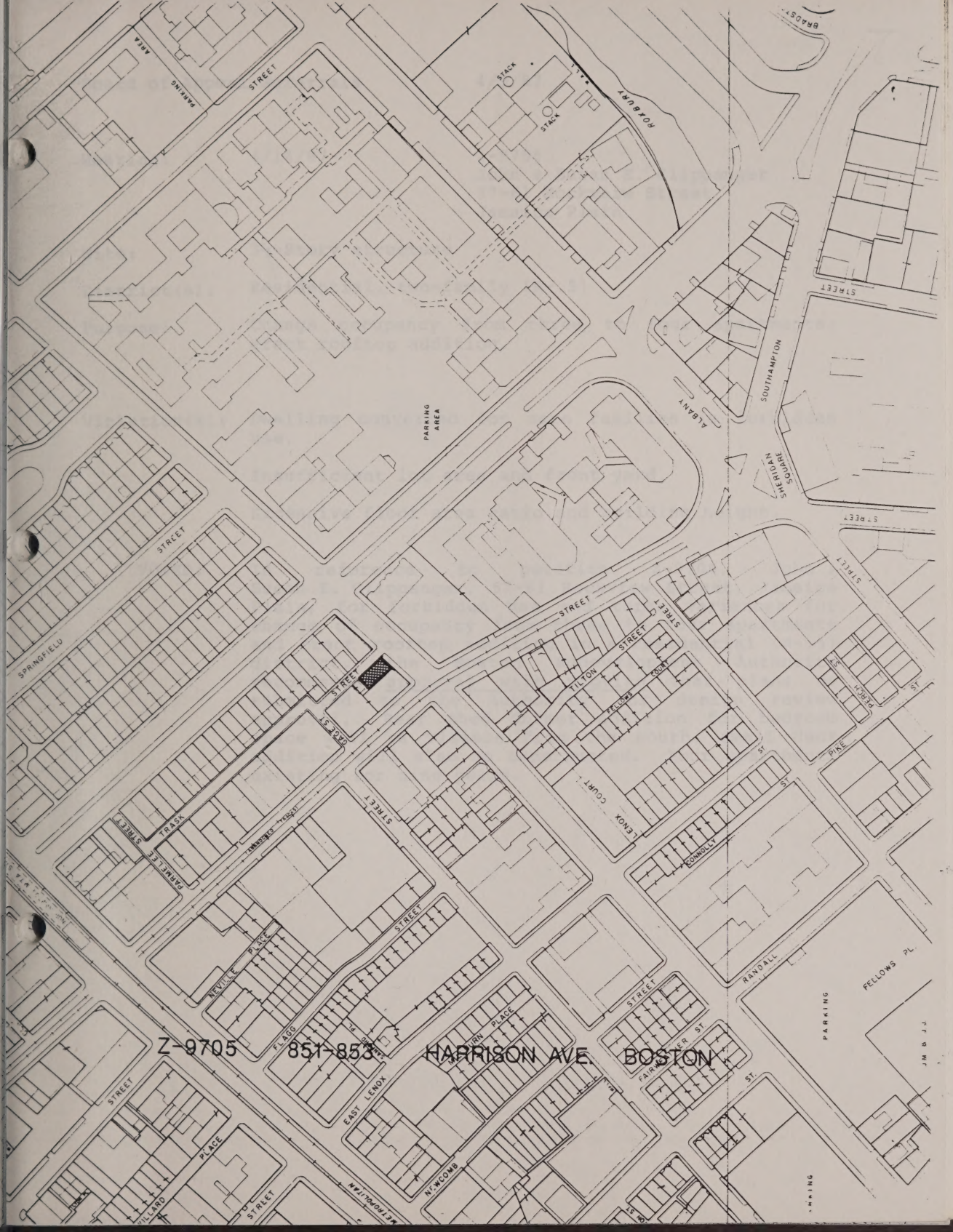
Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from four apartments to four
apartments and restaurant.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9705,
Efthemios Georgakakis, 851-853 Harrison Avenue,
Boston, for variance for change of occupancy from
four apartments to four apartments and restaurant
in a manufacturing (M-1) district, the Boston
Redevelopment Authority recommends deferral of
hearing. Appellant must meet with the Worcester
Square Neighborhood Association to resolve trash
and parking issues.



Z-9705

851-853

HARRISON AVE.

BOSTON

JIM & J.J.

Board of Appeal Referrals

4/9/87

Hearing: 4/14/87

Z-9706
John & Susan E. Clippenger
57-61 Rockview Street
Jamaica Plain

Site: 3½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three to four apartments;
erect rooftop addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and front yard.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9706, John & Susan E. Clippenger, 57-61 Rockview Street, Jamaica Plain, for forbidden use and three variances for change of occupancy from three to four apartments and erect rooftop addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear shed dormer addition for bedroom space will be visible from the south, small deck addition will also be constructed. Four apartments existing for nine years.



Z-9706

57-61 ROCKVIEW ST. JAMAICA PLAIN

Board of Appeal Referrals

4/9/87

Hearing: 4/14/87 Z-9707
Antehen Tumiru
121 Centre Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to six apartments.

Violation(s): Insufficient lot area.
Excessive floor area ratio.
Off-street parking design.

VOTED: In reference to petition Z-9707, Antehen Tumiru, 121 Centre Street, Roxbury, for three variances for change of occupancy from three to six apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed conversion is inappropriate. The Highland Park area is undergoing extensive redevelopment and the reuse of existing structures with respect to density, off street parking, unit size and open space should be consistent with this redevelopment. A study for a proposed Interim Planning Overlay District is being conducted for the entire Roxbury neighborhood. Appellant should review plans and issues with the Authority. Neighbors have expressed concern about this proposal.



Z-9707

121 CENTRE ST. ROXBURY

Hearing: 4/14/87

Z-9709
Philip Mirisola
69 Marine Road
South Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Expand first-floor apartment of three-family dwelling into basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9709, Philip Mirisola, 69 Marine Road, South Boston, for variance to expand first-floor apartment of three-family dwelling into basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval only if revised plans are submitted to the Authority for design review approval. Submitted plans indicate a seperate three bedroom apartment in basement; this is unacceptable. Area is predominantly two and three family residential.

APPROXIMATE

Z-9709

69 MARINE RD.

SOUTH BOSTON



Hearing: 4/21/87 Z-9711
Ruben LaRosa
19-21 Murray Hill Road
Roslindale

Site: 2½-Story structure

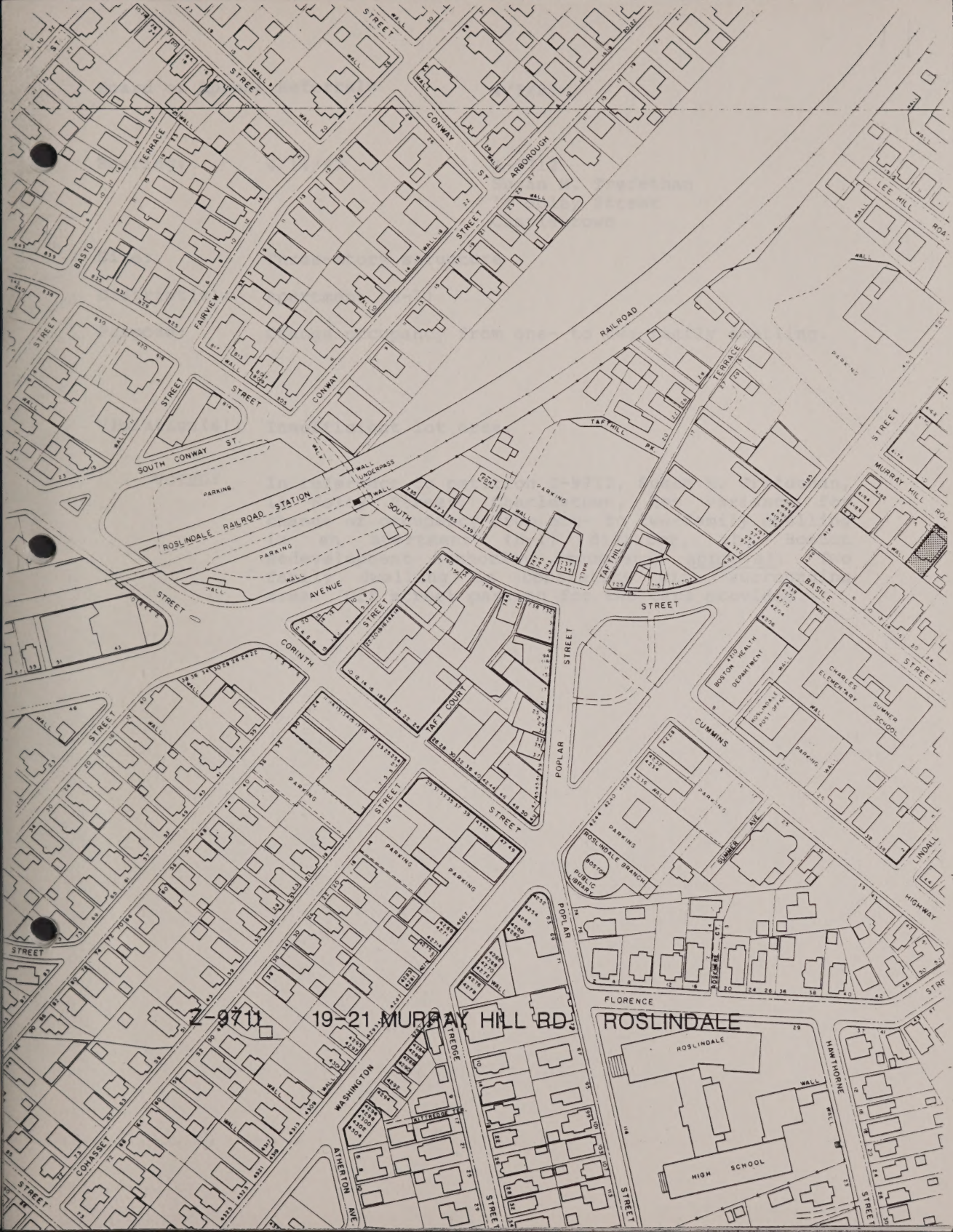
District(s): Residential, two-family (R-.5)

Purpose: Extend rear porch of two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED:

In reference to petition Z-9711, Ruben LaRosa, 19-21 Murray Hill Road, Roslindale, for two variances to extend rear porch of two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Proposed extension will not extend beyond existing porch or encroach upon neighboring properties.



2-9711

19-21 MURRAY HILL RD

ROSLINDALE

Board of Appeal Referrals

4/9/87

Hearing: 4/14/87

Z-9712
Susan M. Trefethan
14 Soley Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED:

In reference to petition Z-9712, Susan M. Trefethan, 14 Soley Street, Charlestown, for variance for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Two family dwelling is consistent with surrounding area. Off street parking for two cars provided.



Z-9712

14 SOLEY ST CHARLESTOWN



200

400

500 FT.

Hearing: 4/14/87 Z-9713
George L. Needham
33 Montclair Avenue
Roslindale

Site: 2½-Story structure

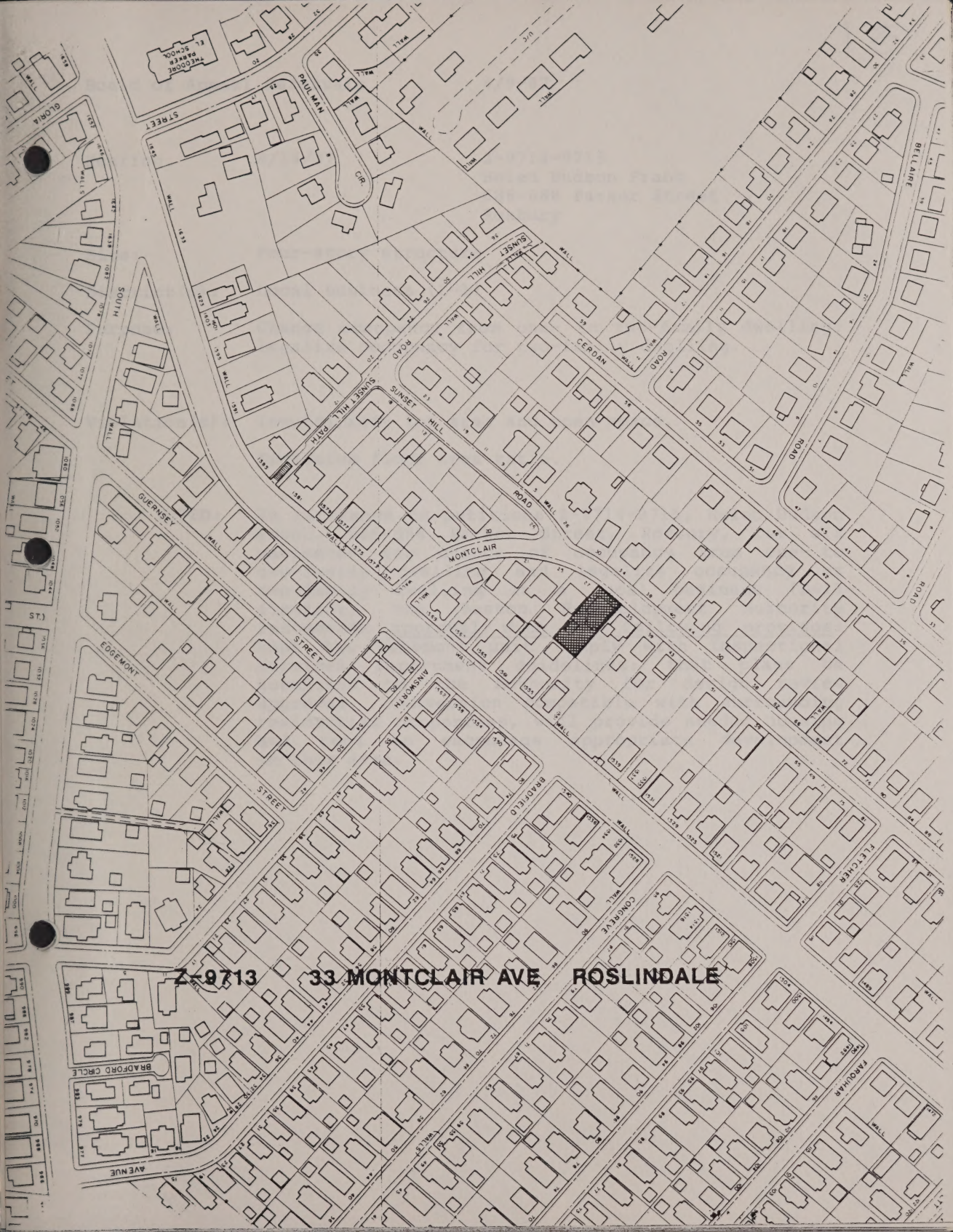
District(s): Residential, two-family (R-.5)

Purpose: Erect front porch addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front yard.

VOTED: In reference to petition Z-9713, George L. Needham, 33 Montclair Avenue, Roslindale, for two variances to erect porch addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Enclosed porch for use of handicapped couple. Ample front yard will remain. Community response to Authority has been favorable.



Z-9713

33 MONTCLAIR AVE

ROSLINDALE

Hearing: 4/14/87 Z-9714-9715
Helen Hudson Frank
686-688 Parker Street
Roxbury

Site: Four-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from one- to two-family dwelling;
legalize occupancy for two-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petitions Z-9714-9715, Helen Hudson Frank, 686-688 Parker Street, Roxbury, for six variances for change of occupancy from one- to two-family dwelling and legalize occupancy as two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the basement unit comply with Inspectional Services Department guidelines; that plans be submitted to the Authority for design review approval. Conversion compatible with surrounding residential properties, will provide needed housing and tend to encourage appropriate development in this area.



Z-9714-9715

686-688 PARKER ST. ROXBURY

Board of Appeal Referrals

4/9/87

Hearing: 4/14/87 Z-9716
Michael Hynes
10 Redford Street
Allston

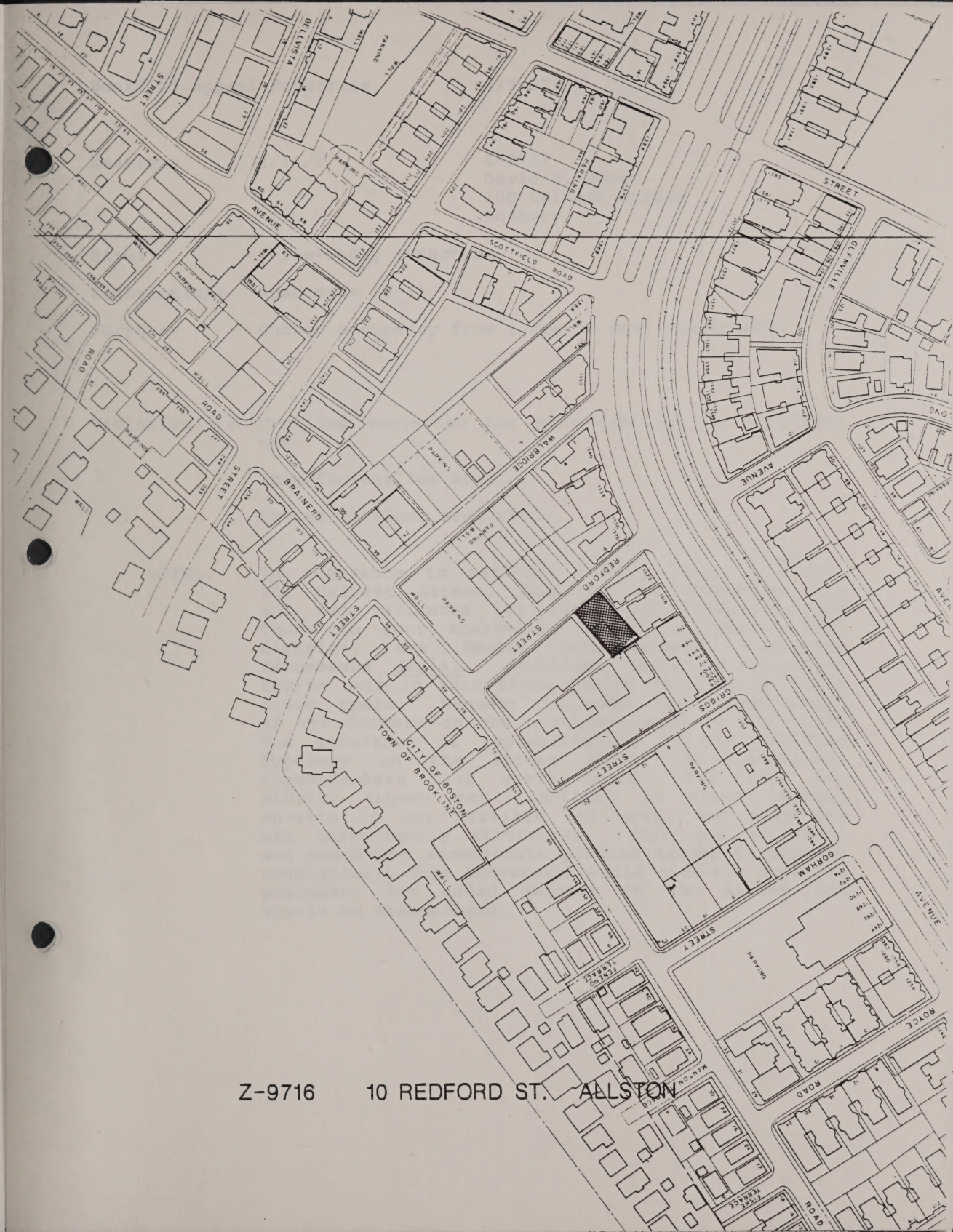
Site: One-story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition to front of autobody
repair structure.

Violation(s): Extension of nonconforming use.
Insufficient rear yard.

VOTED: In reference to petition Z-9716, Michael Hynes, 10 Redford Street, Allston, for extension of nonconforming use and variance to erect one-story addition to front of autobody repair structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral until appellant meets with neighborhood residents to resolve parking problems. There is insufficient parking for cars currently being repaired. Proposed expansion without accommodation for existing and new parking needs will have a deleterious affect on surrounding residential properties.



Z-9716

10 REDFORD ST. ALLSTON

Hearing: 4/14/87 Z-9717
David S. Dodge
100 Calumet Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

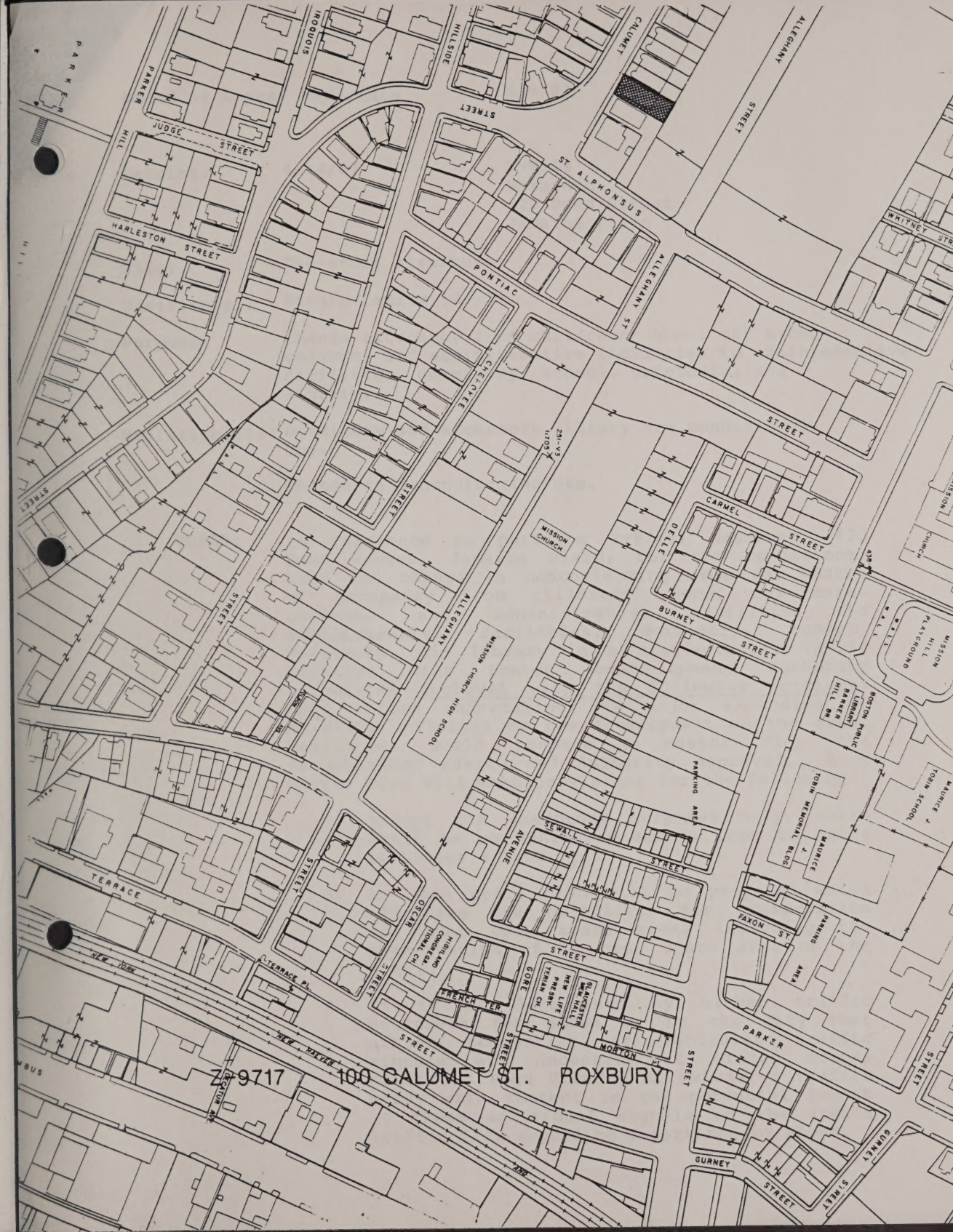
Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-9717, David S. Dodge, 100 Calumet Street, Roxbury, for forbidden use and two variances for change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Appellant seeks to construct fourth unit in this three family dwelling by using attic space. Request includes the construction of two dormers on the northwest side of the roof. The structure is representative of the building typology on the street which is traditional three-deckers with gable roofs. The lots are similar though not identical in size; parking on-site is not possible for most, and they are all three-family structures. This lot is small and would not accommodate parking needed to prevent congestion. This conversion would create a negative precedent for added density on the street and should be discouraged.



Z-9717 100 CALUMET ST. ROXBURY

Hearing: 4/14/87 Z-9718
Nazareth
420 Pond Street
Jamaica Plain

Site: Two-story structure

District(s): Single-family (S-.3)

Purpose: Change occupancy from childrens' home, day care, convent, and administrative facilities to administrative facilities, dormitory, school, cafeteria, and library.

Violation(s): Dormitory and accessory library are conditional use.
Change in nonconforming use.

VOTED: In reference to petition Z-9718, Nazareth, 420 Pond Street, Jamaica Plain, for two conditional uses and change in nonconforming uses for change of occupancy from childrens' home, day care, convent, and administrative facilities to administrative facilities, dormitory, school, cafeteria, and library in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that before undertaking any major expansion of existing buildings or new development on the site, petitioner would prepare a Master Plan for neighborhood review and Authority approval. Such Master Plan will make provisions for the following:

1. Except for emergency purposes only, there shall be no vehicular access from the site to Louder's Lane.
2. An open space plan will be prepared which addresses the objectives for preservation of major open space areas including the preservation of an open space area on the site.
3. If it is determined by either traffic engineers for Showa or by the City that either pedestrian or vehicular traffic signals are necessary at either access point and Pond Street; an extensive traffic study with respect to the potential impact of these additional signals on the area's traffic flow should be undertaken by Showa.

4. The construction of security houses or renovation of the existing maintenance garage or other minor improvements should likewise be subject to the Association's review and comment.
5. Showa will appoint a staff liason to keep the community informed as to the University's operations planned development.

Negotiations will be initiated with the Mayor's Tax Exempt Property Steering Committee for the purpose of entering into a Payment in Lieu of Taxes Agreement with the City. The preceeding provisos have been reviewed and approved by the Jamaica Hills Association.

Property is being purchased by the Showa Women's University of Japan to provide administrative, school, dormitory, cafeteria and library facilities for 300 Japanese undergraduates who would spend two semesters in Boston developing a proficiency with the English language, American Social Studies, History and benefit from our cultural and educational institutions. School will employ ten faculty and fifteen security and maintenance staff. Students will not be permitted to drive cars or motorcycles.



Z-9718

420 POND ST

JAMAICA PLAIN

CITY OF BOSTON
TOWN OF BROOKLINE

Hearing: 4/14/87 Z-9719
Robert Raimondi
45 Greenwich Street
Dorchester

Site: 10,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Combine lots; erect 10-unit apartment structure.

Violation(s): Off-street parking lot allowed within front or side yards.

Insufficient lot area, open space, front, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9719, Robert Raimondi, 45 Greenwich Street, Dorchester, for eight variances to erect ten-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Greenwich Street is very congested and proposal would have a severe impact on surrounding properties. Appellant must meet with the community and the Authority to review plans and address concerns which are: off street parking, number of units, setbacks from abutting structures.



2-9719

45 GREENWICH ST.

DORCHESTER

Board of Appeal Referrals

4/9/87

18

Hearing: 4/14/87 Z-9721
Ronald & Brian Holmes
22 Monument Avenue
Charlestown

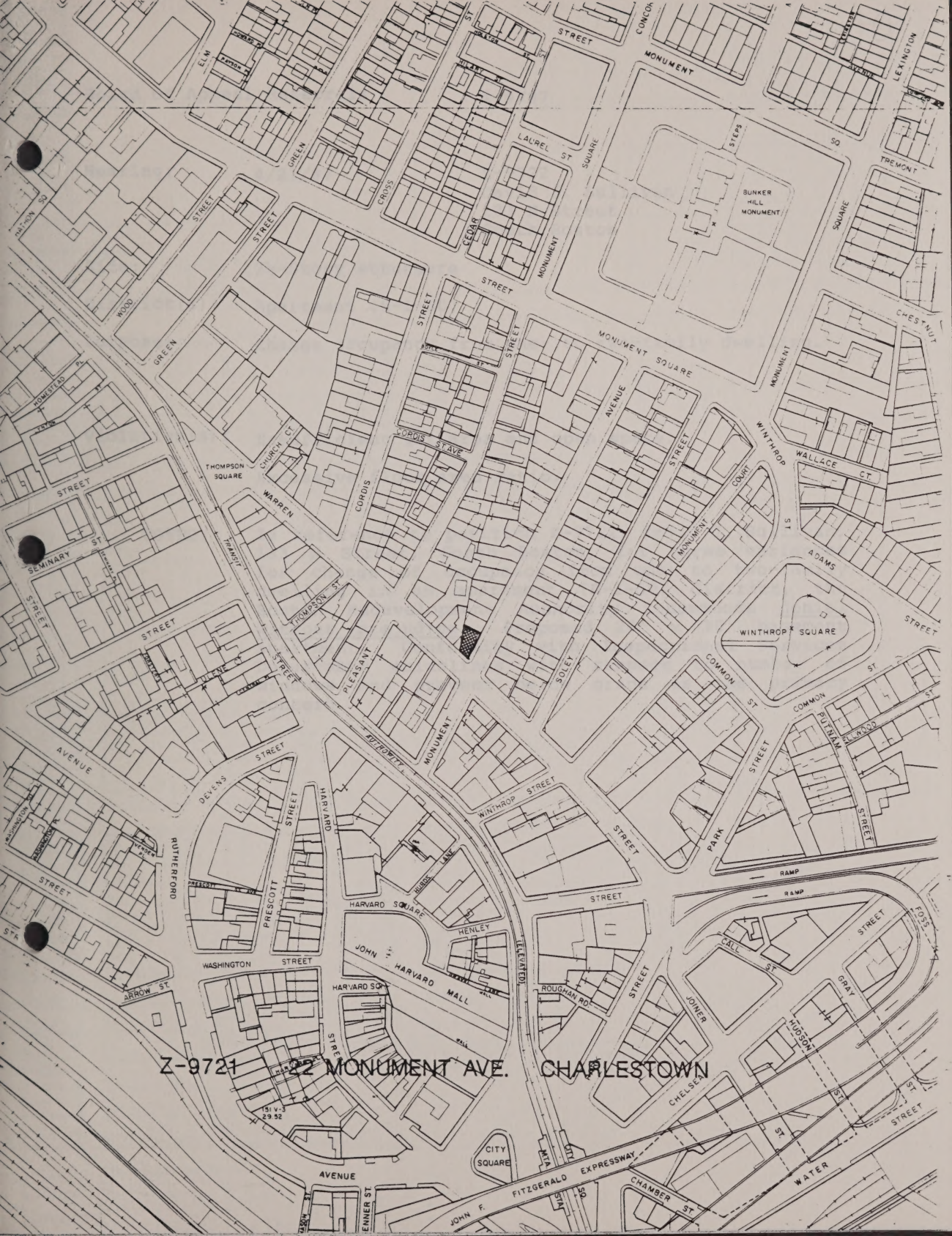
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as four apartments.

Violation(s): Insufficient lot area, open space, and rear yard.
Excessive floor area ratio.

VOTED: In reference to petition Z-9721, Ronald & Brian Holmes, 22 Monument Avenue, Charlestown, for four variances to legalize occupancy as four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Substantial rehabilitation of vacant and dilapidated structure into four units each over 1,000 square feet will provide much needed housing in the community.



Z-9721 22 MONUMENT AVE. CHARLESTOWN

151 V-3
29 52

Board of Appeal Referrals

4/9/87

Hearing: 4/21/87

Z-9722
David J. Sullivan
183 N Street
South Boston

Site: 2½-Story structure

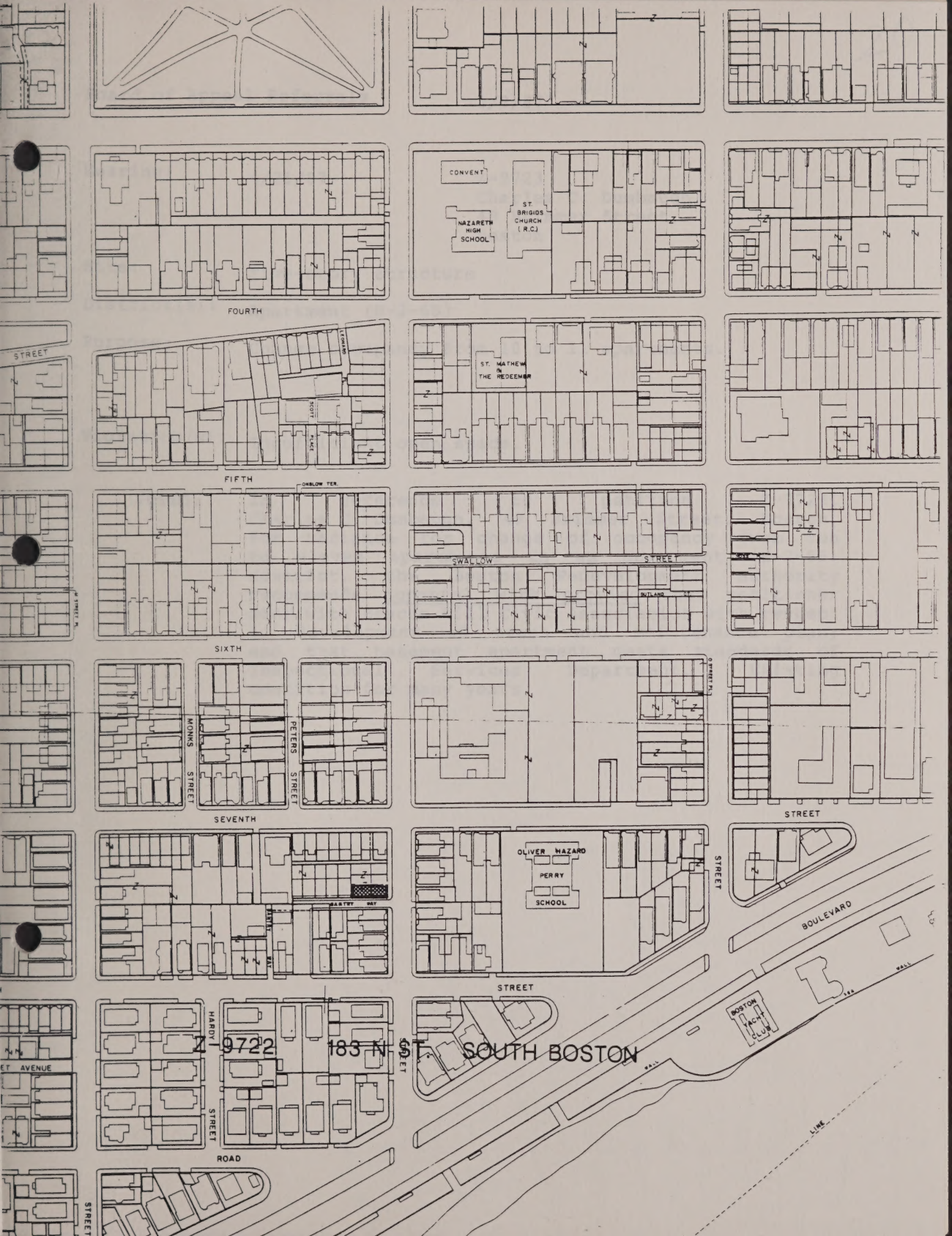
District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9722, David J. Sullivan, 183 N Street, South Boston, for three variances for change of occupancy from one- to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed 20' x 30' basement apartment. Conformity with Inspectional Services Department guidelines with respect to number of windows and present below grade is the primary concern.



FOURTH

FIFTH

SIXTH

SEVENTH

CONVENT

NAZARETH
HIGH SCHOOL

ST BRIGID
CHURCH
(R.C.)

ST. MATHEW
THE REDEEMER

SWALLOW

STREET

STREET

MOORE
STREET

PETERS
STREET

OLIVER HAZARD
PERRY
SCHOOL

STREET

BOULEVARD

BOSTON
MAYOR
CLUB

9722

183 N ST

SOUTH BOSTON

ROAD

HARVEY
STREET

STREET

STREET

RAIL

STREET

STREET

ET AVENUE

Board of Appeal Referrals

4/9/87

20

Hearing: 4/21/87 Z-9723
Charles C. Dumbaugh
49 Brimmer Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from 10 to 11 apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9723, Charles C. Dumbaugh, 49 Brimmer Street, Boston, for variance for change of occupancy from ten to eleven apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that petitioner meet with Beacon Hill Civic Association with respect to development of trash and maintenance plan; and that basement apartment meets standards of Inspectional Services Department. Existing condition for many years.



STOROW
DRIVE

MEMORIAL
STREET

LAGOON

TRAP
ROAD

EMBANKMENT

EMBANKMENT

MEMORIAL

EMBANKMENT

BLAVIER
ST.

CHESTNUT
ST.

MT. VERNON
ST.

STREET

STREET

BRANCH
STREET

STREET

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STREET

STREET

STREET

CEAR
ST.

LOUISBURG
SQUARE

WILLOW
ST.

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Z-9723

49 BRIMMER ST. BOSTON

Board of Appeal Referrals

4/9/87

Hearing: 4/21/87

Z-9724-9725
Lenord G. Cubellis
58-60 I Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancies as two-family dwellings.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9724-9725, Lenord G. Cubellis, 58-60 I Street, South Boston, for six variances to legalize occupancies as two two-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Two family dwelling compatible with density existing in neighborhood. Significant rehabilitation will improve properties and area.



EAST

SECOND

STREET

THIRD

STREET

BROADWAY

FOURTH

STREET

EAST

FIFTH

STREET

EAST

SIXTH

STREET

SOUTH BOSTON
MUNICIPAL
BUILDING

NEW ENGLAND
TELEPHONE
COMPANY

GATE
OF
HEAVEN
EL. S
HIGH
SCHOOL
(R.C.)

GATE
OF
HEAVEN
CHURCH
(R.C.)

THOMAS HART
GRAMMER
SCHOOL

BENJAMIN
DEAN
SCHOOL
(R.C.)

ST. PETER
SCHOOL
(E.L.)

Z-9724-9725

58-60

1ST

SOUTH BOSTON

COLEBROOK STREET

BURRILL PLACE

WEBB PL

Hearing: 5/12/87 Z-9726.
William Chinetti
29 Manning Street
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

VOTED: In reference to petition Z-9726, Willian Chinetti, 29 Manning Street, Roslindale, for forbidden use for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that off street parking be provided for each unit. Existing condition at time of purchase. Proposal compatible with the many two family properties in the area.

Z-9726

29 MANNING ST.

ROSLINDALE



MT. HOPE

Z-9726

29 MANNING ST. ROSLINDALE

CALVARY

Board of Appeal Referrals

4/9/87

23

Hearing: 4/21/87 Z-9727
Ernest J. Smith
259 Quincy Street
Dorchester

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect addition to business garage and repair shop.

Violation(s): Excessive floor area ratio.

Insufficient front, rear yards, and off-street parking.

VOTED: In reference to petition Z-9727, Ernest J. Smith, 259 Quincy Street, Dorchester, for four variances to erect addition to business garage and repair shop in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Second story addition to industrial structure. First floor would be used to provide off street parking. Proposal will upgrade the site and the immediate area. Appellant has reviewed plans with the community.



Z-9727

259 QUINCY ST.

DORCHESTER

ESTER STREET PLAYGROUND

Board of Appeal Referrals

4/9/87

Hearing: 4/21/87 Z-9728
Uno Restaurants, Inc.
49 Charles Park Road
West Roxbury

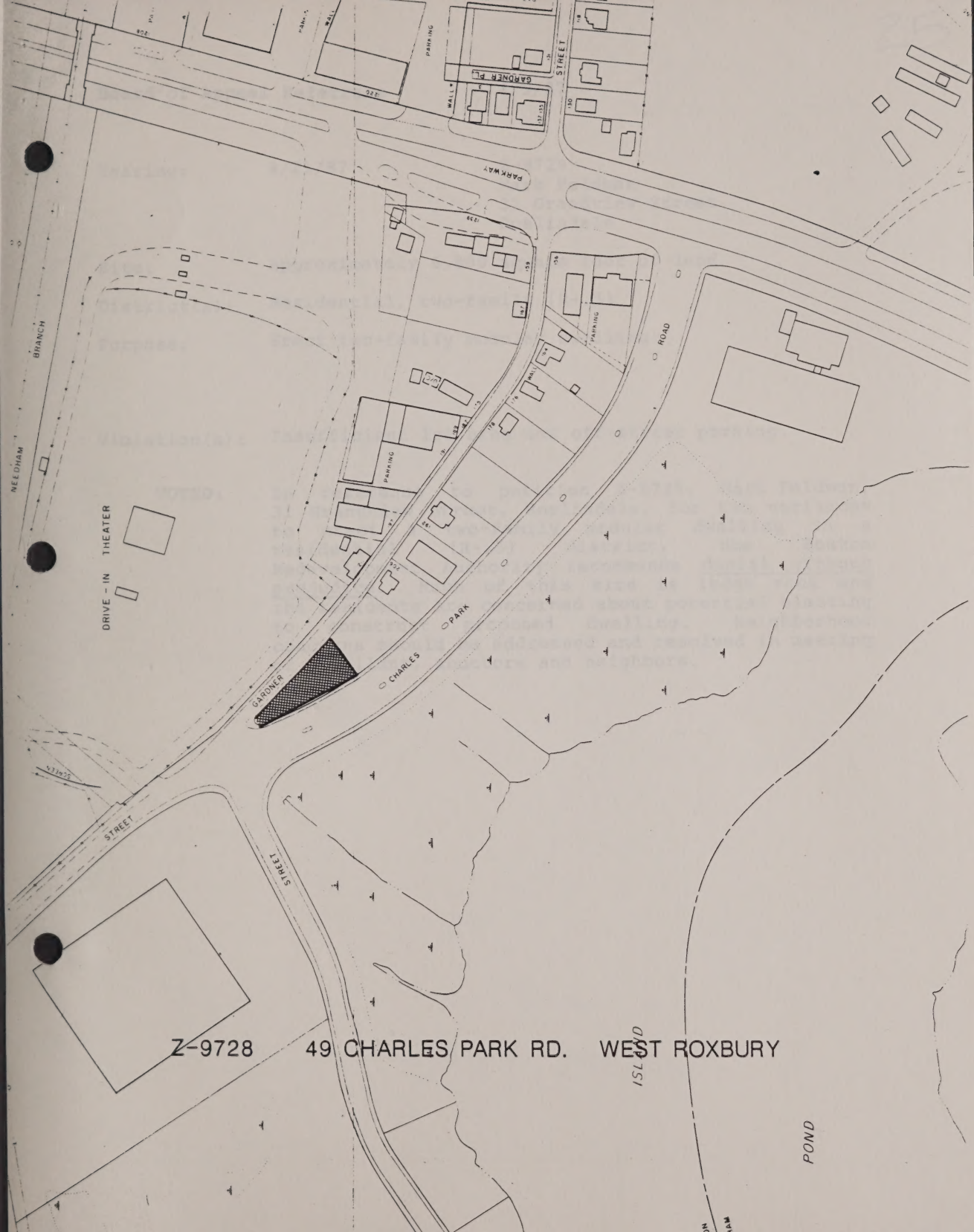
Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Erect addition to office-warehouse structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9728, Uno Restaurants, Inc., 49 Charles Park Road, West Roxbury, for variance to erect addition to office-warehouse structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of hearing. A petition to change this area to a single family district is currently pending. Neighborhood opposition has been expressed to proposed expansion. Appellant must review plans and issues with the Gardner Street Neighborhood Association, the Neighborhood Council and the Authority.



NEEDHAM
BRANCH

DRIVE-IN THEATER

STREET

STREET

GARDNER

CHARLES

PARK

ROAD

PARKWAY

STREET

GARDNER PL.

PARKING

PARKING

PARKING

PARKING

Z-9728

49 CHARLES PARK RD. WEST ROXBURY

ISLAND

POND

Board of Appeal Referrals

4/9/87

Hearing: 4/21/87 Z-9729
Mark Feldman
31 Grandview Street
Roslindale

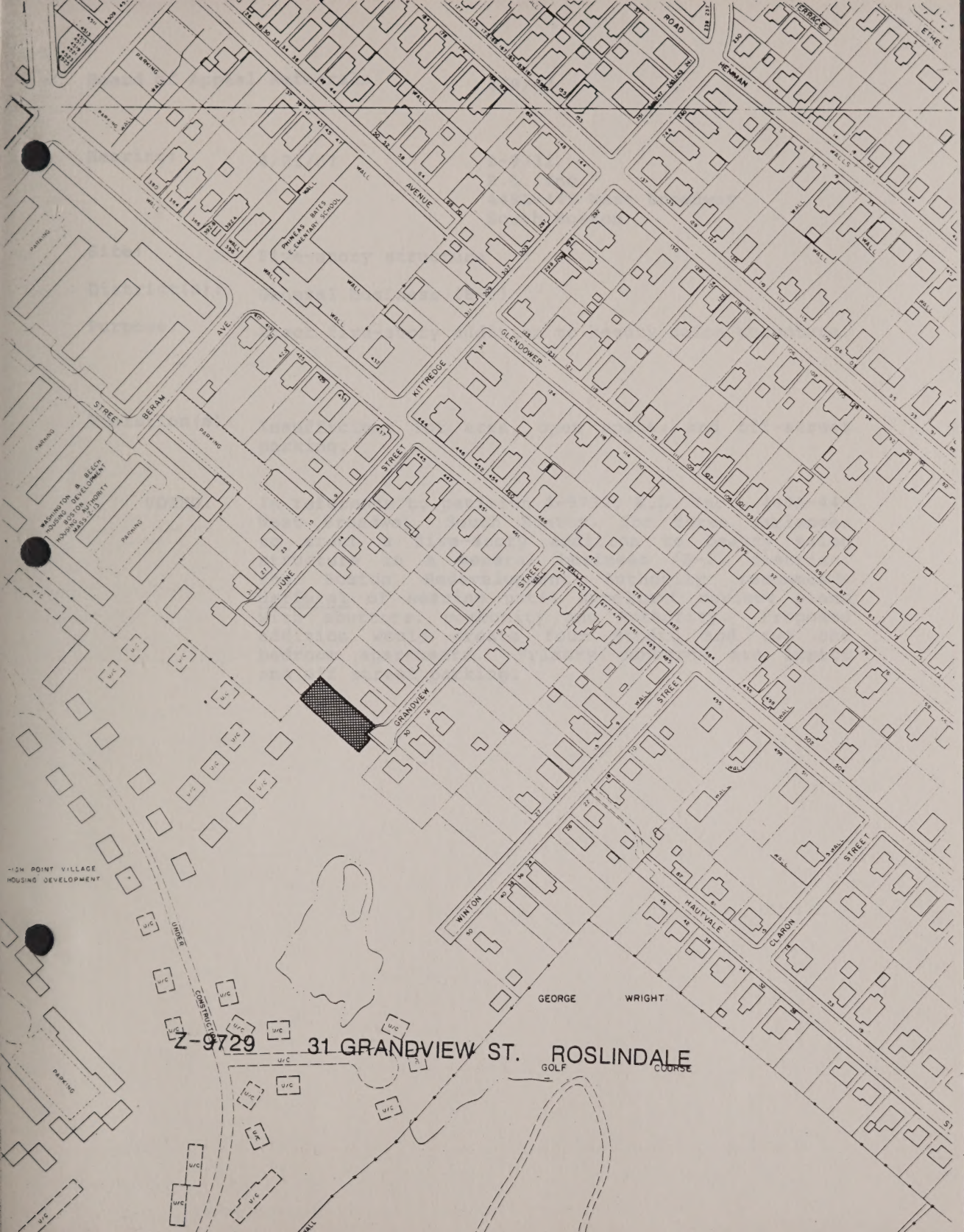
Site: Approximately 6,800 square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family modular dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9729, Mark Feldman, 31 Grandview Street, Roslindale, for two variances to erect a two-family modular dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Much of this site is ledge rock and the residents are concerned about potential blasting to construct proposed dwelling. Neighborhood concerns should be addressed and resolved in meeting of appellant, abutters and neighbors.



Z-9729

31 GRANDVIEW ST. ROSLINDALE

Board of Appeal Referrals

4/9/87

26

Hearing: 4/21/87 Z-9732
R.L. Inc.
449A-449 West Broadway
South Boston

Site: Five-story structure

District(s): General business (B-2)

Purpose: Erect five-story addition to beauty salon structure.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-9732, R.L. Inc., 449A-449 West Broadway, South Boston, for three variances to erect a five-story addition to beauty salon structure in a general business (B-2) district, the Boston Redevelopment Authority recommends defferal of hearing until appellant reviews plans with abutters, community and Authority. Proposed addition would create four studio and two one bedroom apartments. Primary concerns are impact and off street parking.



Z-9732 449A 449 WEST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

4/9/87

27

Hearing: 4/14/87 Z-9734
Kevin P. & Pamela A. Dougherty
16 Stella Road
Roslindale

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect sundeck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9734, Kevin P. & Pamela A. Dougherty, 16 Stella Road, Roslindale, for variance to erect sundeck addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Yard deficiency will not be increased.



Z-9734

16 STELLA RD ROSLINDALE

Hearing: 4/21/87 Z-9735
Sefer Ozdemir
25 Algonquin Street
Dorchester

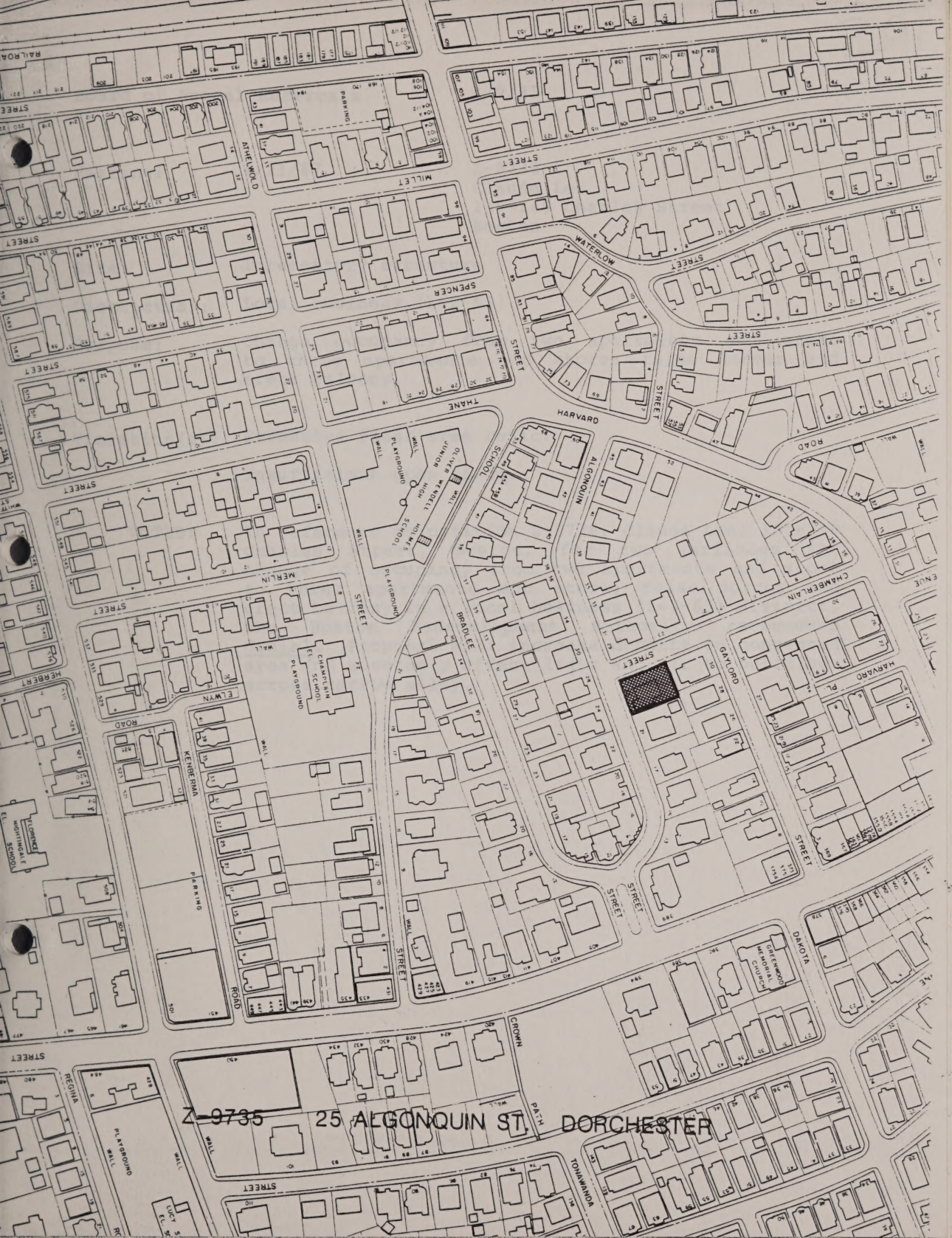
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-9735, Sefer Ozdemir, 25 Algonquin Street, Dorchester, for two variances to legalize occupancy as two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Algonquin Street contains large turn-of-the century structures with single, two, and three family occupancies. Site is similar to the existing residential structures in the immediate area and this conversion does not introduce a precedent to the neighborhood. Abutters have no opposition.



25 ALGONQUIN ST. DORCHESTER

Board of Appeal Referrals

4/9/87

Hearing: 4/21/87

Z-9736
Claude Lee
130-140 Charles Street
Boston

Site: Three-story structure

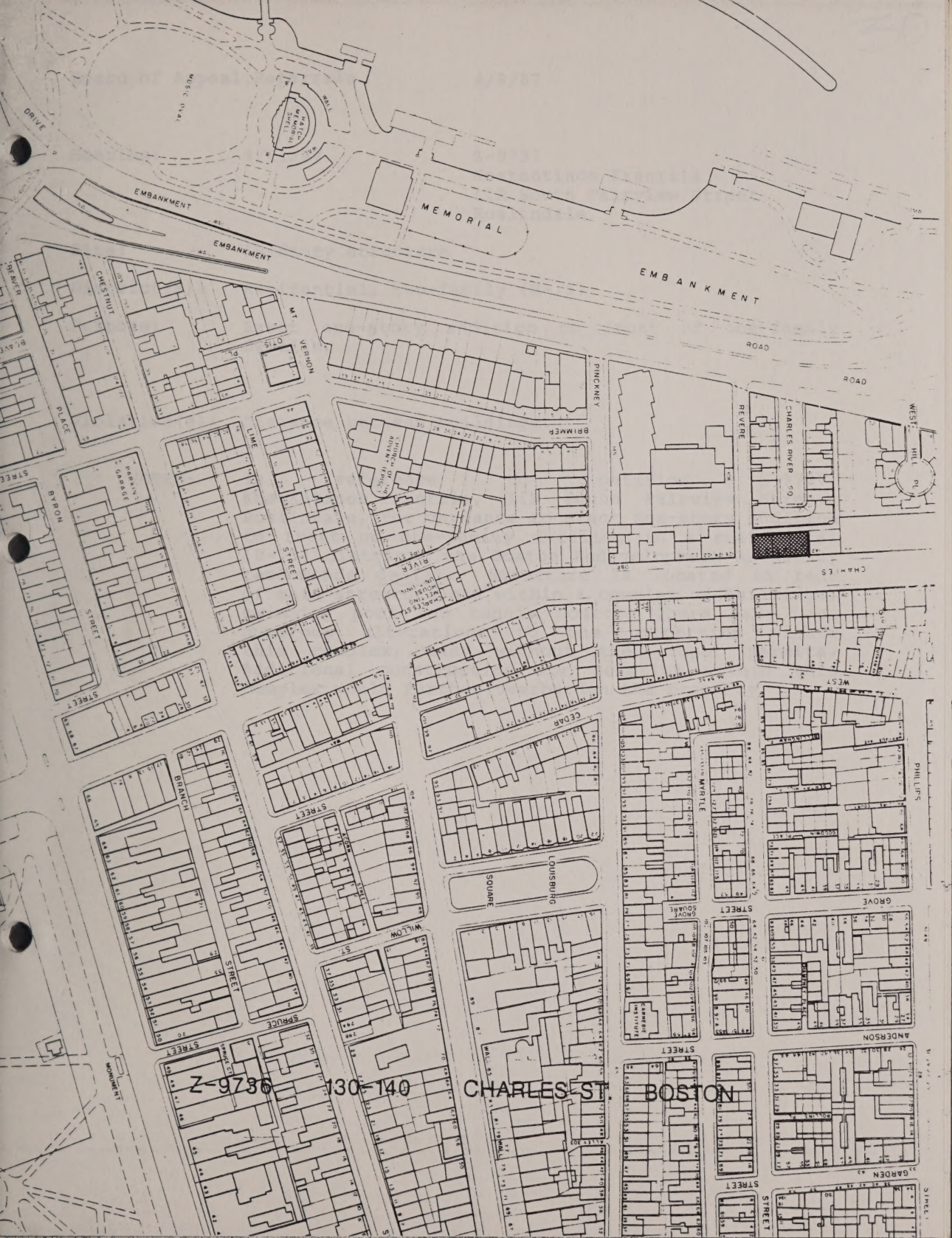
District(s): Local business (L-2-65)

Purpose: Change occupancy from two apartments and store to three apartments and store; raise dormer and erect balcony.

Violation(s): Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-9736, Claude Lee, 130-140 Charles Street, Boston, for two variances for change of occupancy from two apartments and store to three apartments and store; raise dormer and erect balcony in a local business (L-2-65) district, the Boston Redevelopment Authority recommends denial. Proposal will increase density in congested area and adversely affect light and air to buildings across narrow alley.



Z-9736

130-140

CHARLES ST. BOSTON

30

Hearing: 4/21/87 Z-9737
Kostantinos Frantzis
11R South Fairview Street
Roslindale

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to front of one-family dwelling.

Violation(s): Distance between buildings.

VOTED: In reference to petition Z-9737, Kostantinos Frantzis, 11R South Fairview Street, Roslindale, for variance to erect one-story addition to front of one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Structure is located in rear of main structure and within a complex of buildings, swimming pool and tennis court. There have been numerous alterations to the properties within this complex, many without the proper permits. Additional construction for solarium within this complex would further overburden the property.



Z-9783

NR SOUTH FAIRVIEW ST. ROSLINDALE

Board of Appeal Referrals

4/9/87

Hearing: 4/21/87 Z-9738
Jack N. Porter
15-17 Centre Street
Roxbury

Site: Vacant land

District(s): Local business (L-1)

Purpose: Erect four-story eight-unit apartment structure.

Violation(s): Insufficient lot area, width, and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9738, Jack N. Porter, 15-17 Centre Street, Roxbury, for four variances to erect four-story eight-unit apartment structure in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral of hearing. The lot is currently vacant and has been for a number of years. The surrounding properties are residential and the appellant desires to develop the lot consistent with the existing properties in the neighborhood. The Highland Park area is undergoing redevelopment and there are concerns that any new residential construction must address to minimize any negative impact. Appellant must meet with the Highland Park Joint Development Committee to address their concerns. The Authority concerns are height, exterior treatment of the building and the location of parking.



2-9738

15-17 CENTRE ST.

ROXBURY

Board of Appeal Referrals

4/9/87

Hearing: 4/21/87 Z-9739
Salada Associates
324-330 Stuart Street
Boston

Site: Ten-story structure

District(s): General business (B-8)

Purpose: Subdivide land.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9739, Salada Associates, 324-330 Stuart Street, Boston, for variance to subdivide land in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. Appellant proposes to give 79 square feet of his land to 320 Stuart Street. This triangular piece of land protrudes onto the property line of 320 Stuart Street and as such is better suited for their ownership and complete property line. Minimal floor area increase 8.96 to 9.02.



4/9/87

33

Hearing: 4/21/87 Z-9740
Joanne R. Potter
42 Peter Parley Road
Jamaica Plain

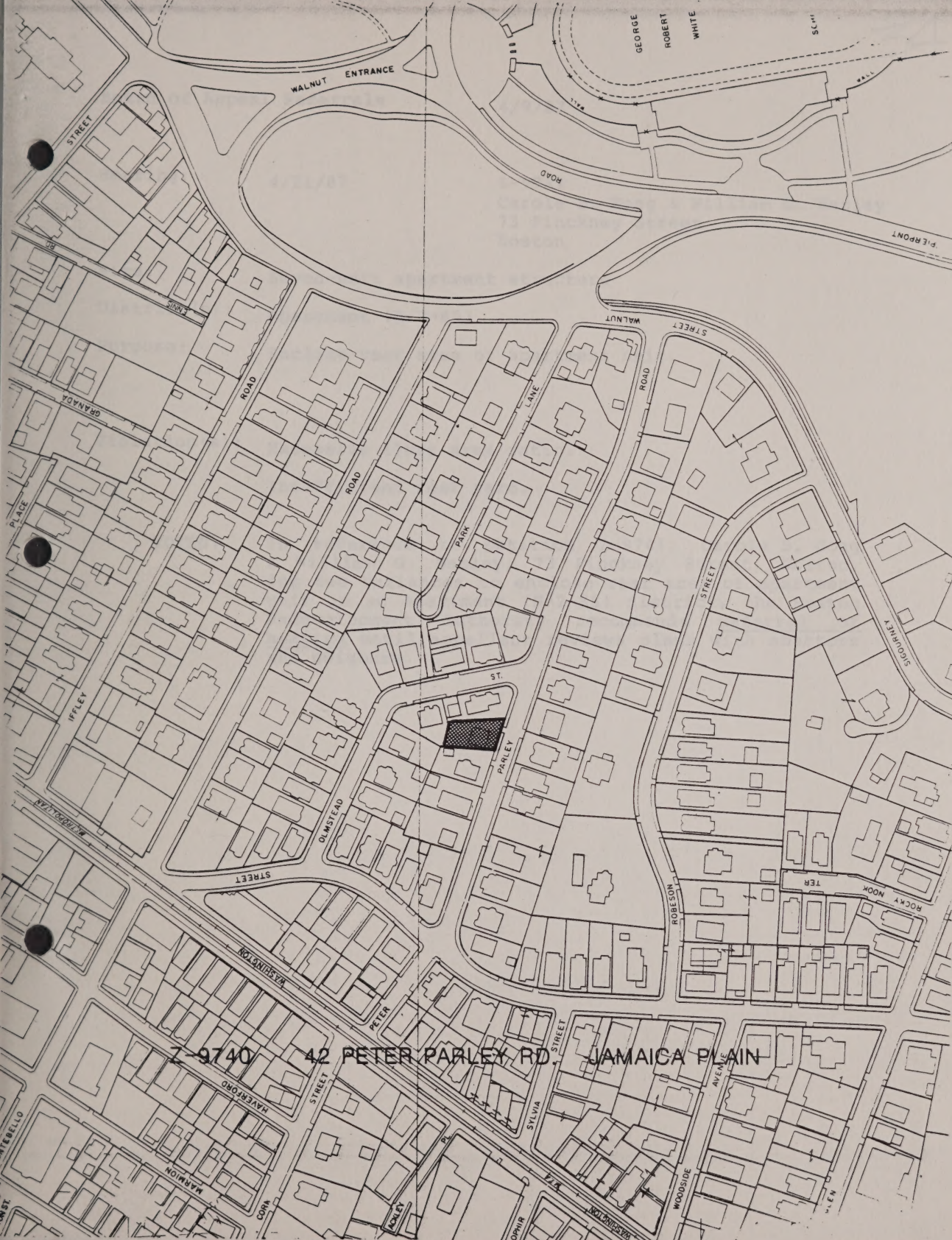
Site: Three-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9740, Joanne R. Potter, 42 Peter Parley Road, Jamaica Plain, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans with particular attention to egress be submitted to the Authority for design review approval. Third floor of large home would be converted to second apartment. Proposal compatible with one and two family residential area, and parking is currently accommodated on site. Structure will be owner occupied.



34

Board of Appeal Referrals

4/9/87

Hearing: 4/21/87 Z-9741
Carole B. Hoag & William G. Bazley
73 Pinckney Street
Boston

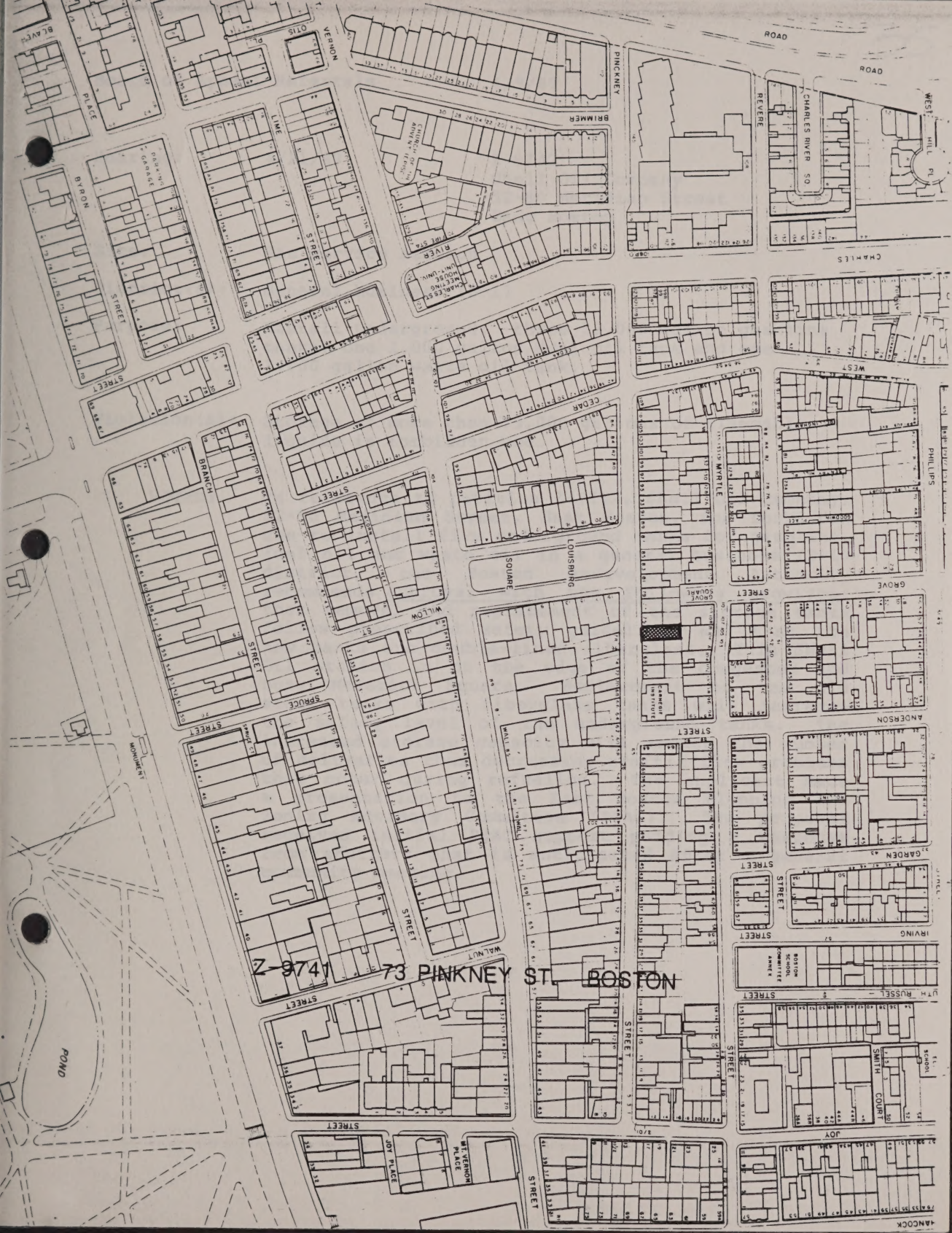
Site: Seven-unit apartment structure

District(s): Apartment (H-2-65)

Purpose: Enclose rear area of apartment unit.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-9741, Carole B. Hoag & William G. Bazley, 73 Pinckney Street, Boston, for two variances to enclose rear area of apartment unit in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans with abutters and neighbors.



Z-9741 73 PINKNEY ST. BOSTON

Hearing: 4/21/87 Z-9742
Shell Oil Company
52-80 Meridian Street
East Boston

Site: Gas service station

District(s): General business (B-1)

Purpose: Install underground: three 12,000 gallon gasoline tanks, one 1,000 gallon fuel oil tank and one 1,000 gallon waste oil tank.

Violation(s): Storage of more than 15,000 gallons of flammable liquids is forbidden use.

VOTED: In reference to petition Z-9742, Shell Oil Company, 52-80 Meridian Street, East Boston, for forbidden use to install five underground tanks for gasoline, fuel oil and waste oil in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that removal and replacement of the storage tanks follow prescribed safety guidelines and that the new tanks are double-lined fiberglass. This Shell Oil station is on the edge of the congested and busy Maverick Square. Replacement of the old steel tanks with fiberglass tanks will increase the safety level of the underground tanks. The increased storage capacity will reduce the number of deliveries thus decreasing traffic flow problems that occur during refueling. The applicant made a presentation to the East Boston Planning and Zoning Advisory Committee (PZAC). The proposal received initial PZAC support pending a response from abutters that is anticipated after a general community meeting.



LEXINGTON

PUBLIC LIBRARY
EAST BOSTON
BRANCH

STREET

ALSO KNOWN AS WILLIAM C. KELLY
CENTRAL
SQUARE

PRINCETON

SARATOGA

BENNINGTON

LONG-A

SUMNER TUNNEL ENTRANCE

CALLAHAN TUNNEL EAST

MUNICIPAL GYMNASIUM
AND
BATHS

LAYMAN
SCHOOL

FITTS
SCHOOL

PARIS

GEORGE FORD
WHITE FLORE

Z-9742

52-80 MERIDIAN ST. EAST BOSTON

Hearing: 4/21/87 Z-9744
Constantine Georgopoulos
712 Commonwealth Avenue
Boston

Site: Three-story structure

District(s): Apartment (H-4)

Purpose: Change occupancy from four apartments and two stores to four apartments, store, and restaurant.

Violation(s): Restaurant is forbidden use.

VOTED: In reference to petition Z-9744, Constantine Georgopoulos, 712 Commonwealth Avenue, Boston, for forbidden use for change of occupancy from four apartments and two stores to four apartments, store, and restaurant in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with proviso that sign plans be submitted to the Authority for design review approval. Restaurant has been an existing condition for many years.

Z-9744 712 COMMONWEALTH AVE. BOSTON

Hearing: 4/21/87 Z-9745
101 Princeton Street Realty Trust
101 Princeton Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling and lodger to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9745, 101 Princeton Street Realty Trust, 101 Princeton Street, East Boston, for change of occupancy from two-family dwelling and lodger to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. This area of Princeton Street is a multi-family area and is experiencing extreme congestion. The change in use will renovate an existing lodging unit into a one bedroom dwelling unit approximately 430 square feet and located in the basement. The abutting structures are situated on very small parcels creating a very high density living situation. Parking is very scarce. Strong community objection has been expressed regarding the proposed establishment of a permanent dwelling unit. The applicant's premises and contiguous parcels have been cited in violation of the State Sanitary Code Chapter II. In summary: the space was not designed to accommodate an entire dwelling unit; the land area is congested and overflowing with the problems caused by high density; and renovation of this space would be an inappropriate increase in the density of the structure.

EAST BOSTON

38

Hearing: 4/14/87 Z-9759
The PBC Corporation
543 Massachusetts Avenue
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from civil service and secretarial school to private club.

Violation(s): Private club is conditional use.

VOTED: In reference to petition Z-9759, The PBC Corporation, 543 Massachusetts Avenue, Boston, for conditional use for change of occupancy from civil service and secretarial school to private club in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed by the Chester Square Neighborhood Association. Club has existed at the site for many years. Significant interior and exterior renovations are planned to improve the property.



Z-9759

543 MASSACHUSETTS AVE. BOSTON

Hearing: 4/30/87 Z-9839
Navy Yard Biochemical Research
Associated Limited Partnership
300 Chelsea Street, Building 149
Charlestown

Site: Navy Yard complex

District(s): General Business (B-1-U)

Purpose: Change of Occupancy to office retail stores,
restaurants, laboratories and keeping of laboratory
animals.

Violation(s):

Keeping of laboratory animals is conditional use.

Insufficient off street parking.

VOTED: In reference to petition Z-9839 of Navy Yard-Biotechnical Research Associates, 300 Chelsea Street, Building 149, Charlestown Navy Yard for an exception to allow for the change of occupancy to office, retail stores, restaurants and laboratories and the keeping of laboratory animals, the Boston Redevelopment Authority recommends approval. And certifies pursuant to Article 6A, Section 6A-3 of the Boston Zoning Code, that the exception requested is in conformity with the Charlestown Urban Renewal Plan, that the director be authorized to certify to the Board of Appeal that the exception requested is in conformity with said Urban Renewal Plan, and further, as such exception relates to a Development Impact Project, voted that, the applicant has complied with the requirements of the Article 26, Section 26-3 and that the director be authorized to certify to the Board of Appeal. Biotechnical is the successor developer of Constitution Office Park Limited Partnership and was approved by the Authority as the successor developer and lessee of the Authority by resolutions dated December 3, 1986 and December 18, 1986. In accordance with the transfer to Biotechnical, the Authority has received all assurances necessary that the proposed redevelopment of Building 149 and 199 in the Charlestown Navy Yard will be undertaken by this new developer. In connection with the approvals by the Authority and the continuation of the redevelopment activity, Biotechnical had entered into a lease with the General Hospital Corporation which would use a substantial portion of Building 149 for office, laboratory and computer

40
Z-9839

Navy Yard Biotechnical Research
Associated Limited Partnership
300 Chelsea Street, Building 149
Charlestown
(continued)

operation use. As such use conforms with the Urban Renewal Plan for the Charlestown Urban Renewal Area and has been reviewed by the staff as appropriate for this development, the staff recommends that the Authority recommend approval of such exception and certify the conformity of the exception to the Urban Renewal Plan to the Board of Appeal. Additionally, with respect to the Article 26 requirements, the developer is in compliance with the Development Impact Project Agreement and is required to make a linkage payment of approximately \$1,700,000.

Board of Appeal Referrals

4/9/87

Hearing: 4/21/87 Z-9840
Nathan Miller Properties
148 State Street
Boston

Site: Eleven-story structure

District(s): General business (B-10)

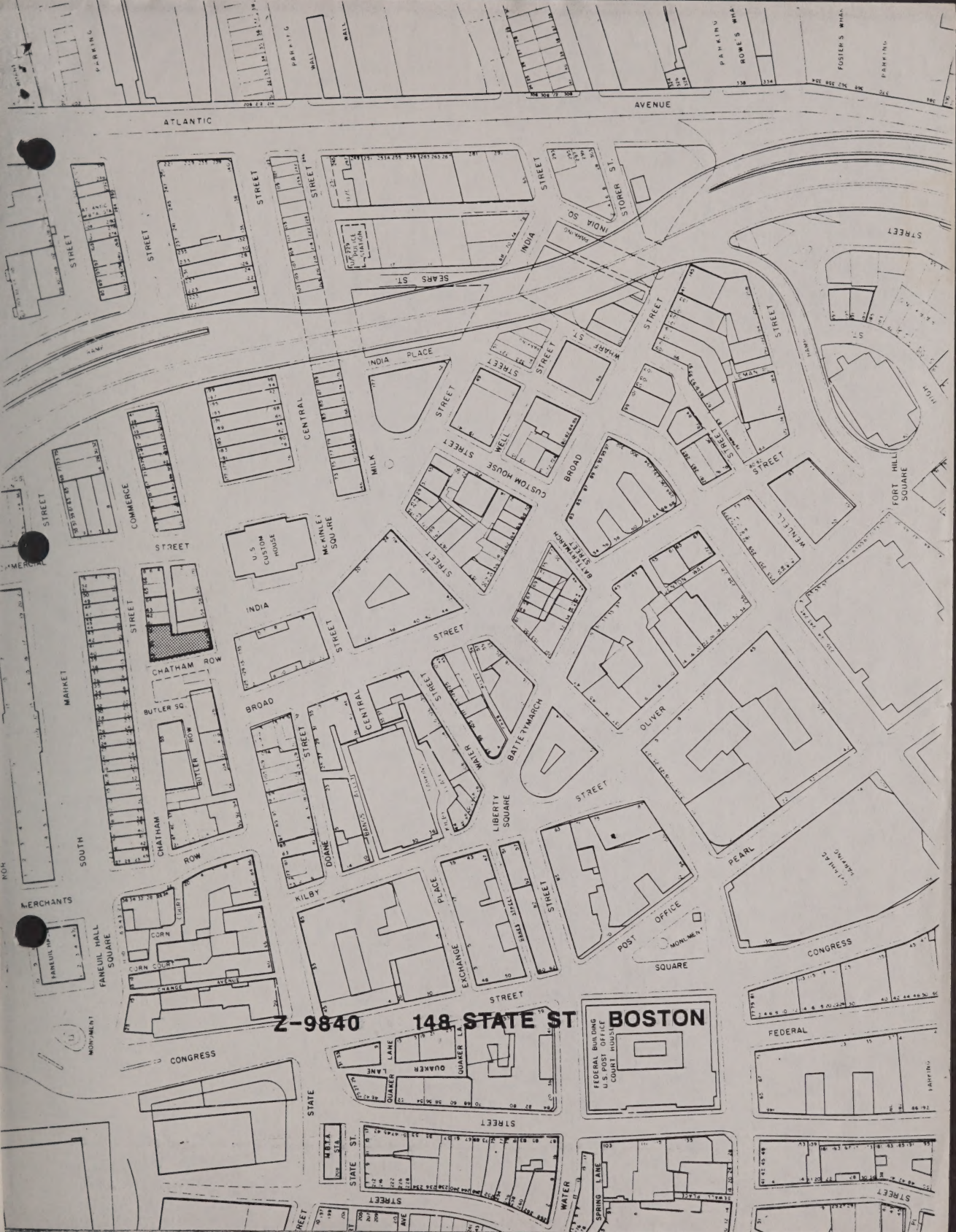
Purpose: Erect two aluminum flagpoles, extending from second floor to support two 5' x 9' banners.

Violation(s): Excessive flagpole height and banner area.

VOTED: In reference to petition Z-9840, Nathan Miller Properties, 148 State Street, Boston, for conditional use to erect two 6' aluminum flagpoles, extending from second floor to support two 5' x 9' banners in a general business (B-10) district, the Boston Redevelopment Authority recommends denial without prejudice for the following reasons:

1. The submission materials are incomplete, making an informed decision infeasible at this time.
2. The amount of signage is excessive.
3. Banners along State Street are inappropriate.

Appellant should consult with the Authority with respect to comprehensive sign design review.



Z-9840

148 STATE ST

BOSTON

FEDERAL BUILDING
U.S. POST OFFICE
COURT HOUSE